

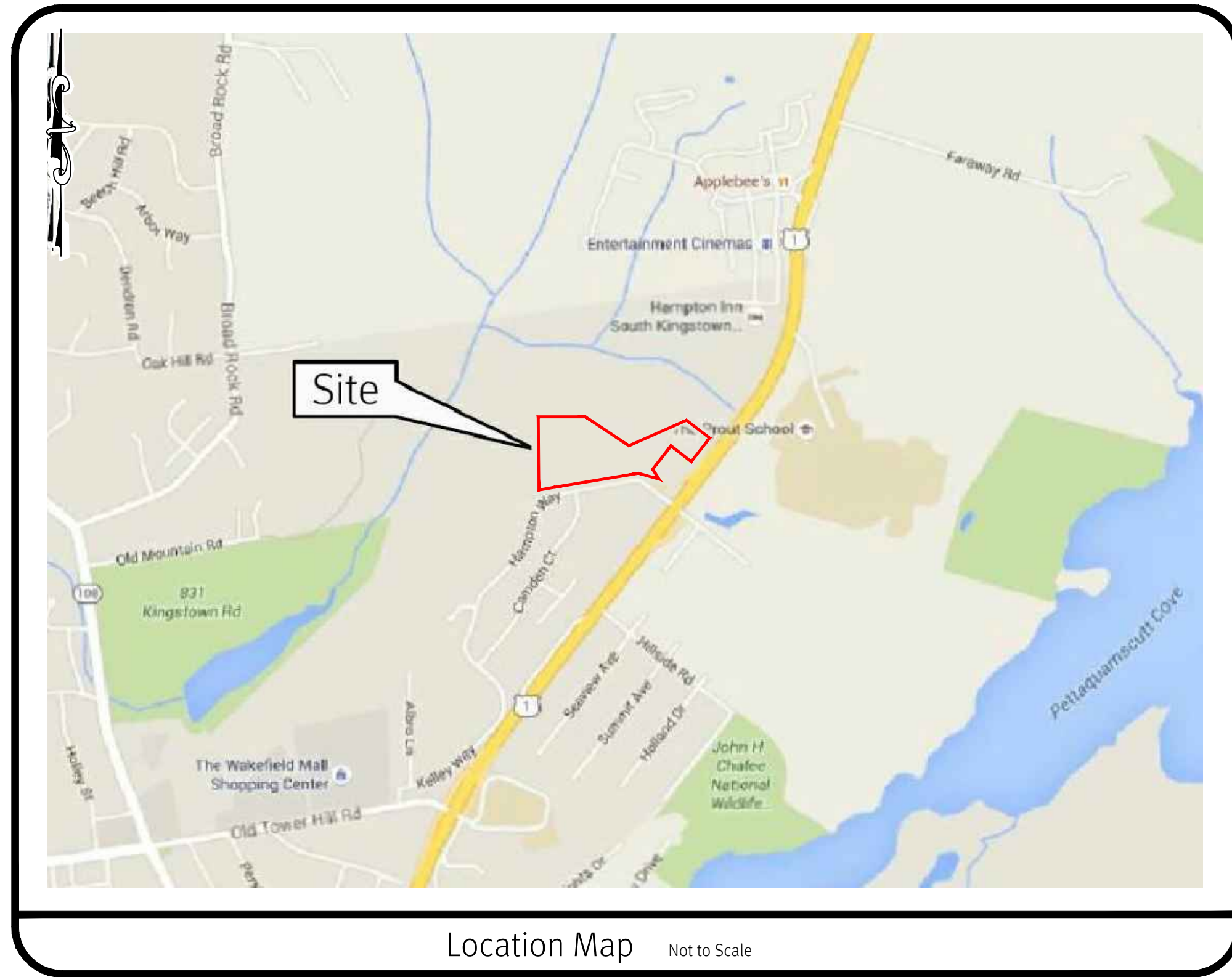
Pre-Application Submission

The Village at South County Commons

District 5 - Apartments

South Kingstown, Rhode Island 02879

Assessor's Plat 50-4 Lot 22 & 26



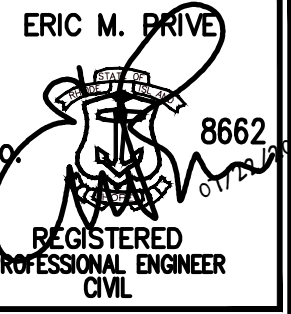
Sheet Index

1. Cover Sheet
2. Aerial & USGS Map
3. Previously Approved Site Plan
4. Site Layout
5. Site Views and Elevations

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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No.	Date	Description	S.E.C.	D.P.
0	07/27/2022	Pre-Application Submission - Apartments		

Drawn By: S.E.C. Design By: K.I.D.

Cover Sheet
The Village at South County Commons

District 5 Apartments - Zoned Route 1 Special Management District (SMD)
Assessor's Plat 50-4, Lot 22 & 26
South Kingstown, Rhode Island 02879

Suffolk Realty, LLC
50 South County Commons Way, Suite L4-R
South Kingstown, RI 02879

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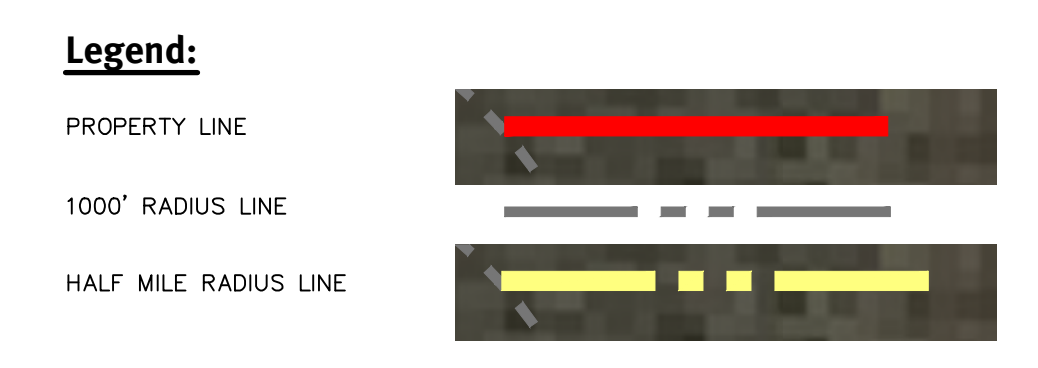
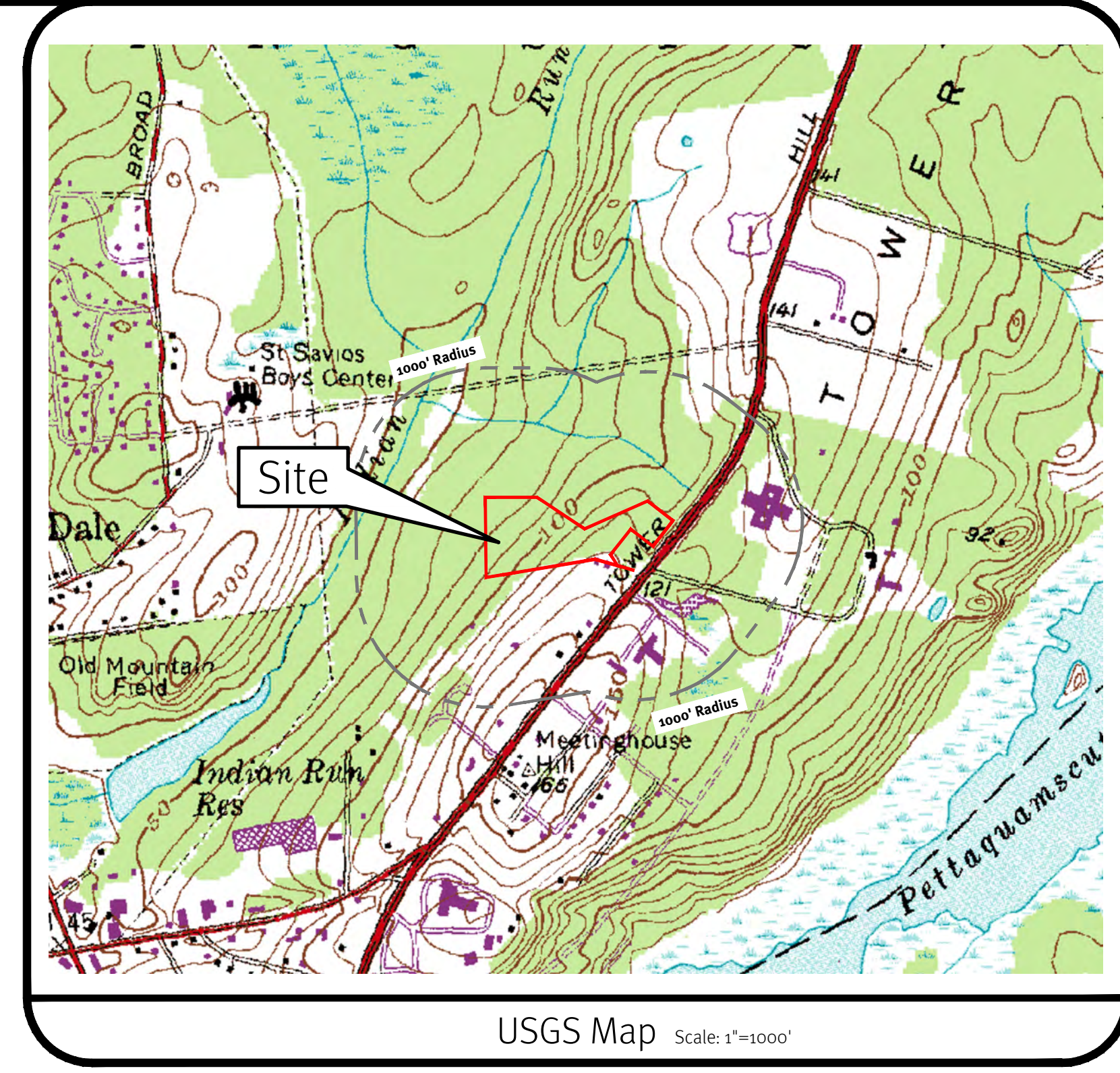
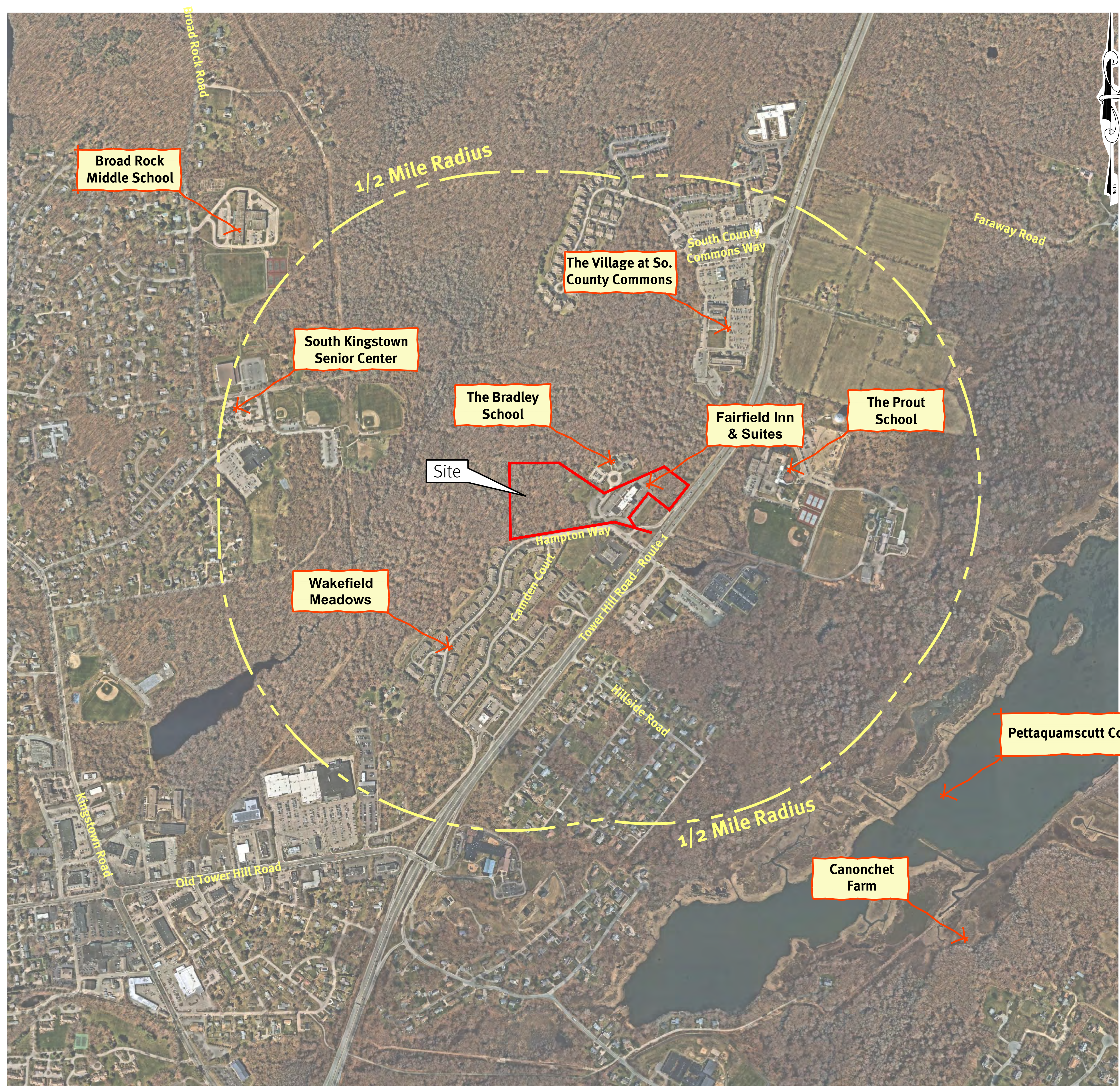
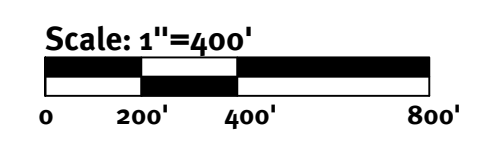


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/02/2022



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ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER CIVIL

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0	07/21/2022	Pre-Submittal Submission - Apartments	S.E.C.	Design By: K.I.D.
1		Description		
2				
3				
4				
5				
6				
7				
8				
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10				

Aerial and USGS Map
The Village at South County Commons
District 5 Apartments - Zoned Route 1 Special Management District (SMD)
Assessor's Plat 504, Lot 22 & 26
South Kingstown, Rhode Island 02879

Suffolk Realty, LLC
50 South County Commons Way, Suite L4-R
South Kingstown, RI 02879

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Conditions Of Town Approval:

- THE USE OF PHASE 1 SHALL BE STRICTLY LIMITED TO A 100-ROOM, 49,900 SQUARE FOOT HOTEL AND 3,600 SQUARE FOOT POOL BUILDING, WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS, AS DEPICTED ON THE "PHASING EXHIBIT."
- SUBSEQUENT PHASES SHALL BE STRICTLY LIMITED TO OFFICE, BANK, NON-RETAIL, OR RESTAURANT USES, ASSOCIATED ACCESSORY USES, PARKING, AND SITE IMPROVEMENTS.
- APPROVAL OF THE BUILDING DESIGN, PARKING LAYOUT, LANDSCAPE MATERIALS AND DESIGN, STORMWATER MANAGEMENT FACILITY DETAILS, AND UTILITY DETAILS IS LIMITED TO ONLY THE BUILDINGS AND SITE IMPROVEMENTS DEPICTED ON THE "PHASING EXHIBIT."
- PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR THE ABOVE GRADE STRUCTURES, NOT INCLUDING THE BUILDING FOUNDATION(S), IN PHASE 1, FINAL ARCHITECTURAL DESIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE ADMINISTRATIVE OFFICER, WHO SHALL ENSURE SUCH PLANS ARE IN SUBSTANTIAL CONFORMANCE WITH THE PLANS PRESENTED DURING THE PUBLIC HEARING.

- PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR THE ABOVE GRADE STRUCTURES, NOT INCLUDING THE BUILDING FOUNDATION(S), IN PHASE 1, A COMPREHENSIVE ANALYSIS OF THE PUMPS, ALARMS, AND ASSOCIATED EQUIPMENT AT THE BRADLEY SCHOOL AND VILLAGE AT SOUTH COUNTY COMMONS PUMP STATIONS IS TO BE CONDUCTED TO CONFIRM GOOD WORKING ORDER OF ALL SYSTEM COMPONENTS. A REPORT DETAILING THE ANALYSIS RESULTS AND ANY RECOMMENDED SYSTEM REPAIRS, PREPARED BY A REGISTERED PROFESSIONAL ENGINEER, IS TO BE SUBMITTED TO THE DEPARTMENT OF PUBLIC SERVICES (DPS) FOR REVIEW. THE APPLICANT SHALL COORDINATE WITH DPS TO DETERMINE WHICH, IF ANY, REPAIRS ARE TO BE MADE AND THE TIMELINE FOR COMPLETION OF SAID REPAIRS, AND SHALL PROPOSE AN IMPROVEMENT PLAN TO BE APPROVED BY DPS. ALL REQUIRED REPAIRS ARE TO BE COMPLETED PURSUANT TO THE APPROVED IMPROVEMENT PLAN.
- FOR EACH PHASE OF DEVELOPMENT, SOIL EROSION, RUN OFF AND SEDIMENTATION CONTROL PERMITS SHALL BE SECURED FROM THE TOWN'S DEPARTMENT OF PUBLIC SERVICES PRIOR TO APPLYING FOR A BUILDING PERMIT.
- FOR EACH PHASE OF DEVELOPMENT, UPON COMPLETION OF ALL PHYSICAL IMPROVEMENTS, AS-BUILT DRAWINGS MEETING THE REQUIREMENTS OF THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC SERVICES. ONCE APPROVED BY THE DEPARTMENT OF PUBLIC SERVICES, AND UPON POSTING OF THE MAINTENANCE GUARANTEE AND RECEIPT OF THE ADDITIONAL INFORMATION REQUIRED BY THESE CONDITIONS, THE AS-BUILT DRAWINGS SHALL BE RECORDED IN THE TOWN'S LAND EVIDENCE RECORDS (TO BE KNOWN AS THE AS-BUILT RECORD PLANS).

- FOR EACH PHASE OF DEVELOPMENT, PRIOR TO RECORDING THE AS-BUILT RECORD PLANS, A LICENSED LANDSCAPE ARCHITECT SHALL INSPECT THE INSTALLATION OF THE LANDSCAPE MATERIALS ASSOCIATED WITH THE DEVELOPMENT PHASE AND SUBMIT CERTIFICATION TO THE ADMINISTRATIVE OFFICER AND THE BUILDING OFFICIAL STATING THAT THE INSTALLATION SUBSTANTIALLY CONFORMS TO THE APPROVED PLAN.
- FOR EACH PHASE OF DEVELOPMENT, PRIOR TO RECORDING THE AS-BUILT RECORD PLANS, A CERTIFIED PROFESSIONAL ENGINEER SHALL INSPECT THE INSTALLATION OF ALL SITE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT PHASE, INCLUDING BUT NOT LIMITED TO THE STORMWATER MANAGEMENT SYSTEM, THE DRIVE AISLES, AND THE PARKING AREAS, AND SUBMIT CERTIFICATION TO THE ADMINISTRATIVE OFFICER, THE DEPARTMENT OF PUBLIC SERVICES, AND THE BUILDING OFFICIAL STATING THAT CONSTRUCTION SUBSTANTIALLY CONFORMS TO THE APPROVED PLAN.
- NO REQUEST FOR FINAL INSPECTION TO OBTAIN A CERTIFICATE OF OCCUPANCY OR USE SHALL OCCUR PRIOR TO RECORDING OF THE AS-BUILT RECORD PLANS.

Final Modified Development Data:

USE: 1 HOTEL + 1 RESTAURANT + 1 RESTAURANT
 BUILDING FOOTPRINT AREA: 17,325 SQFT + 6,500 SQFT + 6,500 SQFT = 30,325 SQFT
 PARKING PROVIDED: 268 SPACES
 TOTAL IMPERVIOUS AREA: 3.47 ACRES
 OPEN SPACE AREA: 7.45 ACRES

Previously Approved Development Data:

USE: 1 HOTEL + 1 BANK + 1 OFFICE BUILDING
 BUILDING FOOTPRINT AREA: 16,900 SQFT + 3,425 SQFT + 10,000 SQFT = 30,325 SQFT
 PARKING PROVIDED: 215 SPACES
 TOTAL IMPERVIOUS AREA: 3.32 ACRES
 OPEN SPACE AREA: 7.42 ACRES

General Notes:

- THE SITE IS LOCATED ON THE SOUTH KINGSTOWN OF RHODE ISLAND ASSESSOR'S PLAT 50-4 LOT 22.
- THE SITE IS APPROXIMATELY 13.79± ACRES AND IS ZONED SMD.
- THE OWNER OF AP 50-4 LOT 22 PER DEED BOOK 981, PAGE 0777 IS SUFFOLK REALTY, LLC
50 SOUTH COUNTY COMMONS WAY
UNIT E-4
WAKEFIELD, RI 02879
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440090203J, MAP REVISED OCTOBER 15, 2013. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS NOT WITHIN A:
 GROUNDWATER PROTECTION AREA (RIDEM)
 NATURAL HERITAGE AREAS (RIDEM)
 NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
 SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
 GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
 • SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
 ◦ EROSION CONTROL MEASURES
 ◦ SHORT TERM MAINTENANCE
 ◦ ESTABLISHMENT OF VEGETATIVE COVER
 ◦ CONSTRUCTION POLLUTION PREVENTION
 ◦ SEQUENCE OF CONSTRUCTION
 • OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
 ◦ LONG TERM MAINTENANCE
 ◦ LONG TERM POLLUTION PREVENTION
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://www.dot.ri.gov/business/contractorsandconsultants.php).
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
- PROPOSED DRAINAGE AND UTILITY EASEMENTS ACROSS LOTS SHALL BE SHOWN AT THE TIME OF THE FUTURE SUBDIVISION RECORDING.
- SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON DECEMBER 9, 2015 AND NOVEMBER 16, 2016.
- REFER TO "EASEMENT PLAN, THE VILLAGE AT SOUTH COUNTY COMMONS, DISTRICT 5 HOTEL", SHEET 5 OF 5, DATED 6/1/18 AND APPROVED 8/1/18, FOR PROPOSED EASEMENT INFORMATION.

Development Data:

HOTEL SITE
 USE: 100 ROOM HOTEL
 LOT AREA: 2.46 ACRES (107,147 SQFT)
 BUILDING SIZE: 50,000 SQFT HOTEL + 3,000 SQFT POOL BUILDING
 PARKING REQUIREMENT: 1 SPACE/ROOM + 2 SPACES FOR EVERY 12 ROOMS OR FRACTION THEREOF
 PARKING PROVIDED: 100 + (100/12)*2=116.67=117 SPACES
 103 SPACES ONSITE (37 OVERFLOW ACROSS BRADLEY ACCESS)

RESTAURANT SITE EAST
 USE: RESTAURANT
 LOT AREA: 2.48 ACRES (107,878 SQFT)
 BUILDING SIZE: 6,500 SQFT
 PARKING REQUIREMENT: 1 SPACE/3 PERSONS
 PARKING PROVIDED: 150 PERSONS CAPACITY/3 SPACES PER PERSON = 50 SPACES

RESTAURANT SITE WEST
 USE: RESTAURANT
 LOT AREA: 8.85 ACRES (385,473 SQFT)
 BUILDING SIZE: 6,500 SQFT
 PARKING REQUIREMENT: 1 SPACE/3 PERSONS
 PARKING PROVIDED: 234 PERSONS CAPACITY/3 SPACES PER PERSON = 78 SPACES
 78 SPACES (+37 OVERFLOW SPACES ALLOCATED TO HOTEL)

Dimensional Regulations:

CURRENT ZONING:	REQUIRED	PROVIDED
SMD - ROUTE 1 SPECIAL MANAGEMENT DISTRICT (605.1)	2,500 SF	600,498 SF
MINIMUM LOT AREA:	25'-80'	485'
MINIMUM FRONTAGE AND LOT WIDTH:	0'	132'
MINIMUM FRONT YARD:	0'	60'
MINIMUM SIDE YARD:	0'	42'
MINIMUM REAR YARD:	25'	40'
MAXIMUM STRUCTURE HEIGHT:	40'	5.5%
MAXIMUM LOT BUILDING COVERAGE:	70%	74.1%
MINIMUM PERVIOUS AREA:	20%	15'
MINIMUM SEPARATION BETWEEN BUILDINGS:	15'	22'
MAXIMUM BUILDING SIZE:	100' IN LENGTH	100'

Soil Information:

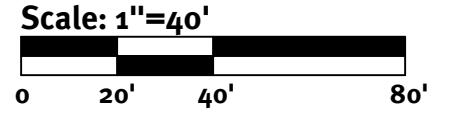
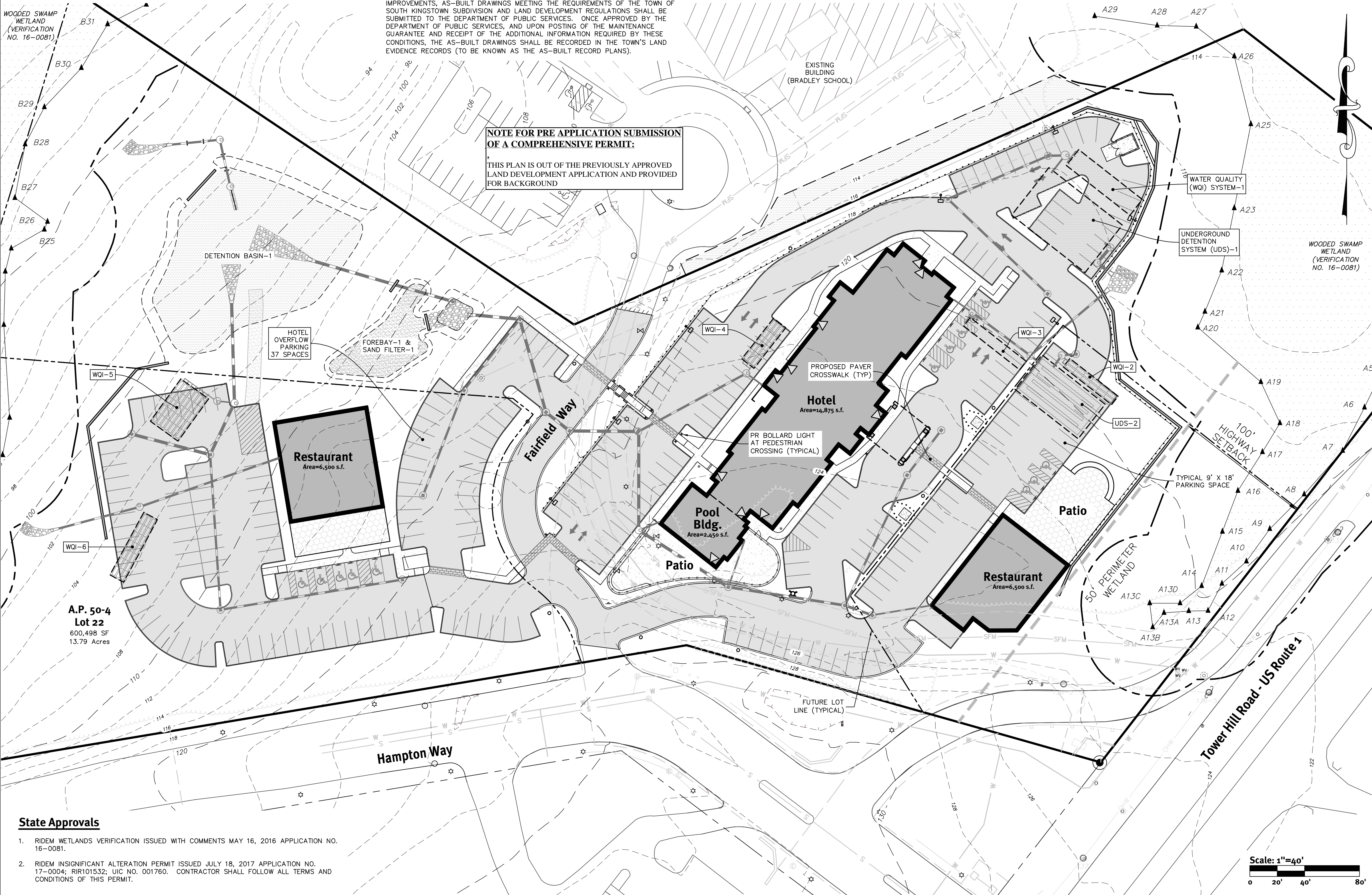
(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
B/B	BROADBROOK SILT LOAM, 3 TO 8 PERCENT SLOPES
R/B	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
R/B	RAINBOW VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
Se	STISSING SILT LOAM

Abbreviations:

EXISTING	EX	SEWER MANHOLE	SMH
PROPOSED	PR	DRAINAGE MANHOLE	DMH
APPROXIMATE	APPROX	CONCRETE	CONC
FINISH FLOOR ELEVATION	FFE	INVERT	INV
ASSESSOR'S PLAT	AP	ELEVATION	ELEV
NOW OR FORMERLY	N/F	METER	DIA
TYPICAL	TYP	POLYVINYL CHLORIDE PIPE	PVC
TOP OF CURB/ TOP OF CONCRETE	TC	DEGREE	DEG
BOTTOM OF CURB/ BOTTOM OF CONCRETE	BC	TOP OF WALL	TW
CATCH BASIN	CB	BOTTOM OF WALL	BW

NOTE FOR PRE APPLICATION SUBMISSION OF A COMPREHENSIVE PERMIT:
 THIS PLAN IS OUT OF THE PREVIOUSLY APPROVED LAND DEVELOPMENT APPLICATION AND PROVIDED FOR BACKGROUND



State Approvals

- RIDEM WETLANDS VERIFICATION ISSUED WITH COMMENTS MAY 16, 2016 APPLICATION NO. 16-0081.
- RIDEM INSIGNIFICANT ALTERATION PERMIT ISSUED JULY 18, 2017 APPLICATION NO. 17-0004; RIR101532; UIC NO. 001760. CONTRACTOR SHALL FOLLOW ALL TERMS AND CONDITIONS OF THIS PERMIT.

Existing Conditions Legend:

NOTE: LEGEND ITEMS ARE STANDARD AND DO NOT APPEAR ON EVERY SHEET.

EX MAJOR FOOT CONTOUR	-160-	GAS VALVE	
EX MINOR FOOT CONTOUR	-158-	WATER VALVE	
SOIL LINE AND DESIGNATION		HYDRANT	
PROPERTY LINE		LIGHT POLE	
ASSESSOR LINE		UTILITY POLE	
WETLAND EDGE		DRILL HOLE FOUND/SET	
WETLAND FLAG		CATCH BASIN	
WETLAND PATCH		MANHOLE	
50' PERIMETER WETLAND		SIGN	
		EDGE OF PAVEMENT	
		EDGE OF PAVEMENT w/CURBING	
		STONE WALL	
		BUILDING	
		TREELINE	
		WATER LINE	
		SEWER LINE	
		TOWER HILL ROAD 100FT. SETBACK	

Proposed Legend:

SILT FENCE		CONCRETE (PAD, SIDEWALK, PATIO)	
LIMIT OF DISTURBANCE		RETAINING WALL	
BUILDING FOOTPRINT		DRAIN LINE	
BUILDING OVERHANG		GRAVITY SEWER LINE	
SAW CUT/MATCH AREA		LOW PRESSURE SEWER LINE	
EDGE OF PAVEMENT		WATER LINE	
EDGE OF CONCRETE SIDEWALK		GAS LINE	
EDGE OF BERM		MANHOLE	
ASPHALT PAVEMENT			
PARKING COUNT			

NOTE: LEGEND ITEMS ARE STANDARD AND DO NOT APPEAR ON EVERY SHEET.

TWO FOOT CONTOUR	(310)
SPOT ELEVATION	+ (312)
DRAIN FLOW ARROW	
SOIL EVALUATION	
BUILDING ENTRY	
CONSTRUCTION ENTRANCE	
TREELINE	
PR BEST MANAGEMENT PRACTICE LIMITS	
PR ELECTRIC, TELEPHONE AND CABLE UTILITY	

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KEVIN DEMERS
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Rev.	Date	Description	By:
1	11-05-2017	Restaurant Concept	S.E.K.
2	11-05-2017	Restaurant Concept	S.E.K.
3	11-05-2017	Restaurant Concept	S.E.K.
4	11-05-2017	Restaurant Concept	S.E.K.
5	11-05-2017	Restaurant Concept	S.E.K.

Previously Approved Site Plan
The Village at South County Commons
 District 5, Zoned Route 1 Special Management District (SMD)
 Assessor's Plat 50-4, Lot 22
 South Kingstown, Rhode Island 02879
 Prepared by:
Southern Rhode Island Hospitality, LLC
 Two Stafford Court
 Cranston, Rhode Island 02920
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I:\demain\projects\0267-059-south-county-commons\background drawings\0267-059-plan-2022.dwg, Plotted: 7/21/2022



GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES (TO BE DEFINED AT PRELIMINARY PLAN STAGE) AND UNITS ARE PROPOSED TO BE STUDIO, 1 & 2 BEDROOM UNITS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF SOUTH KINGSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDER BEST MANAGEMENT PRACTICES.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDER BEST MANAGEMENT PRACTICES.

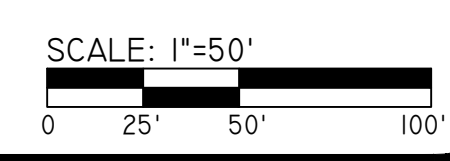
PARKING REGULATIONS:

PARKING USE:	RESIDENTIAL - APARTMENTS
NUMBER OF UNITS:	70 UNITS (4 FULL STORIES + 1 HALF STORY)
PARKING CALCULATIONS:	1.5 X 70 = 105 SPACES
TOTAL PARKING SPACES PROVIDED:	106 SPACES
ADA PARKING REQUIRED:	5 SPACES
ADA PARKING PROVIDED:	5 SPACES
PARKING LOT AREA:	44,053 SF
REQUIRED LANDSCAPE CALCULATION:	44,053 X .08 = 3,524 SF
PROVIDED PARKING AREA LANDSCAPING:	3,891 SF

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE



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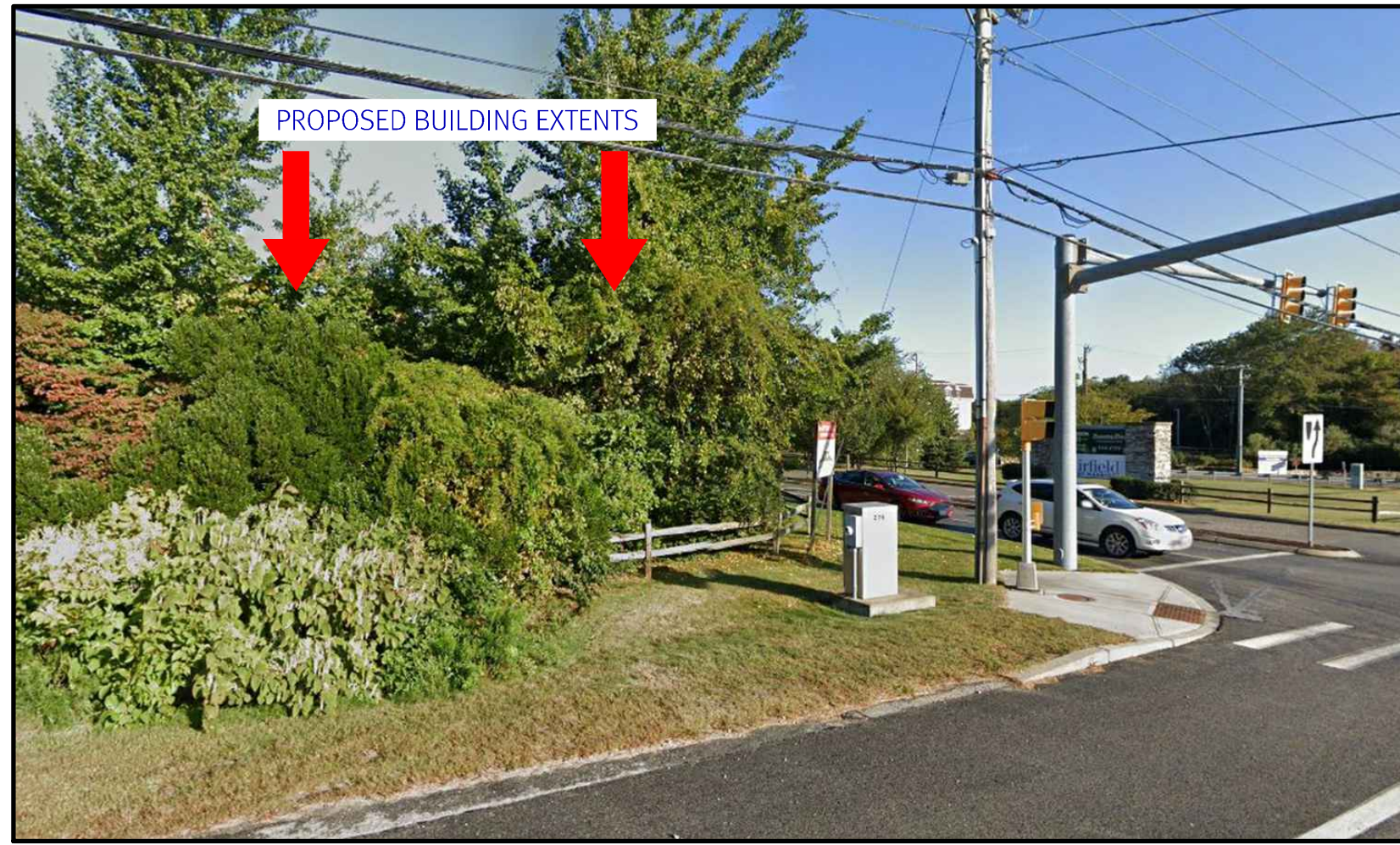
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Drawn By:	S.E.C.			

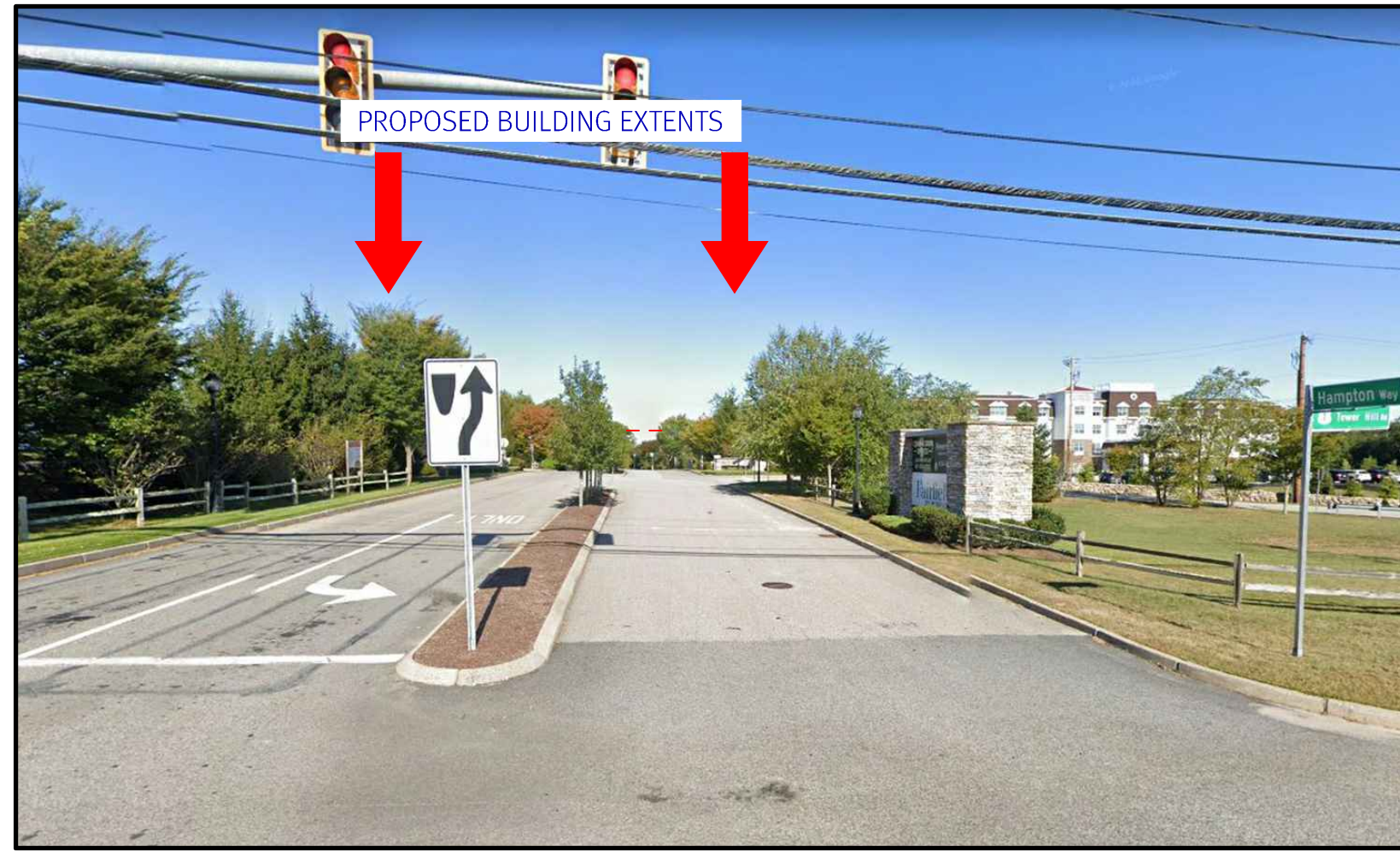
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ON TOWER HILL ROAD SOUTH OF ENTRY



ON TOWER HILL ROAD AT ENTRY



ON TOWER HILL ROAD NORTH OF ENTRY

VIEW CORRIDOR ANALYSIS

CONCEPT #2 INSPIRATION FROM FAIRFIELD INN



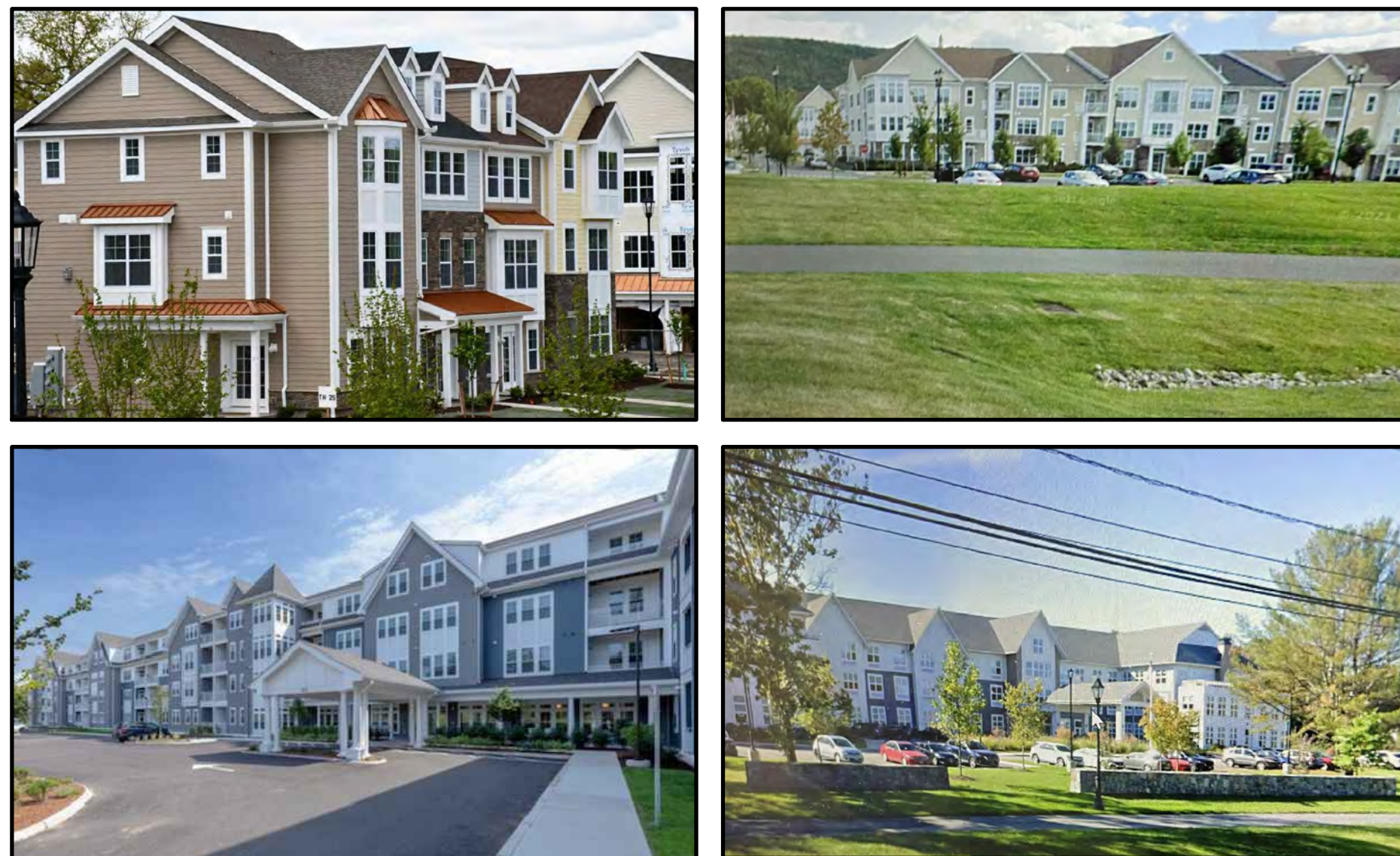
FAIRFIELD INN



CONCEPT #2 - MAY 2022

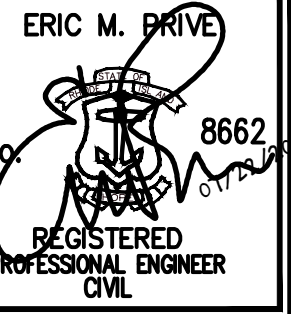
INSPIRATION FOR THE DESIGN IS FROM THE FAIRFIELD INN.

CONCEPT #3 INSPIRATION FROM LOCAL VERNACULAR



CONCEPT #3 - JUNE 2022

INSPIRATION ON DESIGN ELEMENTS FROM LOCAL VERNACULAR AND SIMILAR PROJECTS.



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06/27/2022	Pre-Submittal Submission - Apartments	S.E.C.	Design By: K.I.D.
06/27/2022	Drawn	D.P.	
06/27/2022	Description		

z:\main\projects\0267-059-south-county-commons\background drawings\0267-059-ppp-2022.dwg Plotter: 7/21/2022